

## \$438,500 - 35 Redding Way, Fort Saskatchewan

MLS® #E4440665

**\$438,500**

5 Bedroom, 3.50 Bathroom, 1,498 sqft

Single Family on 0.00 Acres

South Fort, Fort Saskatchewan, AB

Welcome to the sought-after community of South Fort & find this beautiful, fully finished, 2-Storey, half duplex situated on a corner lot w/ a detached double garage, offering 5 Bedrooms and 3.1 Bathrooms! This fabulous, family home presents a modern, neutral-palette aesthetic. Natural light in abundance! The open-concept Main Living area to the Kitchen & Dining encourages ease of entertainment & togetherness. Kitchen boasts granite countertops, center island, pantry & SS appliances. This home is complimented with gorgeous vinyl plank throughout the upper levels. Upstairs presents generous Primary Bedroom w/ walkin closet & 3pc ensuite, a 4pc Main Bath & Bedrooms 2 & 3. Laundry is conveniently located upstairs. Bedroom 4 is on the main level. The Basement w/ side entrance offers a great family Rec Space, 3pc Bath, Storage space & the 5th Bedroom. Step outside and enjoy the deck and beautiful, fenced backyard. Gas line for BBQ. Home has Central A/C. Enjoy walking paths, green space & man-made lake nearby.

Built in 2020

### Essential Information

MLS® # E4440665

Price \$438,500



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,498
Acres	0.00
Year Built	2020
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	35 Redding Way
Area	Fort Saskatchewan
Subdivision	South Fort
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0S7

### Amenities

Amenities	Air Conditioner, Deck, Detectors Smoke, Front Porch, No Animal Home, No Smoking Home, Vinyl Windows
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Flat Site, Golf Nearby, Landscaped, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Schools, Partially Fenced
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	Zone 62

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 16th, 2025 at 2:48pm MDT